

**Subject:** Re: FW: 1330 W. Pico - General Plan Amendment Initiation Request  
**From:** Gerald Gubatan <gerald.gubatan@lacity.org>  
**Date:** 4/27/18, 5:21 PM  
**To:** Joel Miller <jmiller@psomas.com>  
**CC:** Dave Garcia <david@sandstoneproperties.com>, Paul Garry <paul.garry@psomas.com>

FYI I received an inquiry about a group of parcels in the vicinity and an interest also in a hotel use.

In addition, I am assuming you may be aware of the City's interest in leasing the existing building as a short-term homeless shelter and related services - Fernando Guerra is familiar with the matter.

We would be open to "add areas" to "clean-up", if nothing else, the hodge-podge zoning pattern and create opportunities for economic investment, west of the freeway....

Gerald

Gerald G. Gubatan  
Senior Planning Deputy  
Office of Council Member Gilbert Cedillo  
Council District 1  
City Hall, Room 460  
Los Angeles, CA 90012

Tel: 213.473.7001  
[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)  
<http://cd1.lacity.org/>

On Fri, Apr 27, 2018 at 5:15 PM, Joel Miller <[jmiller@psomas.com](mailto:jmiller@psomas.com)> wrote:

Absolutely, Gerald. She's be taking it to management once the plans are submitted. She told me that she would contact you about "add areas."

Regards,

Joel

**From:** Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)>

**Sent:** Friday, April 27, 2018 5:13 PM  
**To:** Joel Miller <[jmiller@psomas.com](mailto:jmiller@psomas.com)>  
**Cc:** Dave Garcia <[david@sandstoneproperties.com](mailto:david@sandstoneproperties.com)>; Paul Garry <[paul.garry@psomas.com](mailto:paul.garry@psomas.com)>  
**Subject:** Re: FW: [1330 W. Pico](#) - General Plan Amendment Initiation Request

I saw your message about Jane Choi taking the request to her management - Please keep us posted. Gerald

Gerald G. Gubatan

Senior Planning Deputy

Office of Council Member Gilbert Cedillo

Council District 1

City Hall, Room 460

Los Angeles, CA 90012

Tel: 213.473.7001

[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)

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On Wed, Apr 25, 2018 at 4:57 PM, Joel Miller <[jmiller@psomas.com](mailto:jmiller@psomas.com)> wrote:

Good afternoon, Gerald.

I have not heard back from Jane Choi about the willingness of DCP to initiate the GPA; however, it's only been since this morning. If DCP won't initiate the GPA, Dave Garcia at Sandstone has told me that CM Cedillo has expressed a willingness to bring a motion to City Council to initiate the GPA. I have drafted a motion for your review just in case this becomes necessary. Please see the enclosed.

Regards,

Joel

Joel B. Miller, AICP, LEED AP  
PSOMAS | Balancing the Natural and Built Environment

Land Use Entitlements  
[555 So. Flower Street, Suite 4300](#)  
Los Angeles, CA 90071  
Direct dial: 213.223.1440  
[www.psomas.com](http://www.psomas.com) <<http://www.psomas.com/>>

From: Joel Miller  
Sent: Wednesday, April 25, 2018 8:04 AM  
To: Jane Choi <[jane.choi@lacity.org](mailto:jane.choi@lacity.org)>  
Cc: Gerald Gubatan <[Gerald.Gubatan@lacity.org](mailto:Gerald.Gubatan@lacity.org)>; Dave Garcia <[david@sandstoneproperties.com](mailto:david@sandstoneproperties.com)>; Paul Garry <[paul.garry@psomas.com](mailto:paul.garry@psomas.com)>; Shana Bonstin <[shana.bonstin@lacity.org](mailto:shana.bonstin@lacity.org)>  
Subject: [1330 W. Pico](#) - General Plan Amendment Initiation Request

Good morning, Jane.

The site that we've been discussing is located at [1330 W. Pico](#) Boulevard. It is technically in the Pico-Union HPOZ, but after our historic preservation consultant and the Office of Historic Resources did some research, it was determined that including the property in the HPOZ was an error. The Council adopted a motion to direct DCP to correct the error and remove the site from the HPOZ. Enclosed in the Council motion and PLUM action.

Also enclosed, for your review, is a draft letter requesting DCP to initiate the GPA. Finally, I have also enclosed a draft request for GPA initiation.

The Council office is ready and willing to bring a motion to Council to initiate the GPA, but I thought it might be better to start with DCP. Because of time constraints, I need to know by the end of the week if this is something that DCP will do and under what conditions, if any.

Please call me if you have any questions.

Regards,

Joel

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